GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T

Municipal Administration & Urban Development Department – Hindupur Municipality – Change of Land Use from Residential use zone to Public and Semi Public use zone, Deletion of 40'-0" wide Master Plan road and Re-alignment of 40'-0" wide Master Plan road in Sy.Nos.5/2, 3/2B2, 5/3, 3/2B1, Part-II situated near Nimkampalli Road, Hindupur, Ananthapuramu District, to an extent of Ac.3.7 ½ cents as applied by Sri Palle Raghunatha Reddy, President, Balaji Educational Society, Ananthapuramu – Draft Variation – Confirmation Orders – Issued.

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.MS.No. 124 **Dated: 16-05-2016**

Read the following:-

1. From the DTCP, A.P., Hyderabad, Lr.Roc.No.2131/2015/A, dated:01.05.2015.
2. Govt. Memo No.6198/H1/2015, MA&UD (H1) Department, dated:06.06.2015.
3. From the DTCP, Lr.Roc.No.2131/2015/A, dated:21.12.2015.
4. Govt. Memo No.6198/H1/2015, MA&UD (H1) Department, dated:16.02.2016.
5. From the DTCP, Lr.Roc.No.2131/2015/A, dated:28.03.2016.
6. Govt. Memo.No.11411/I2/2011, dated:30.06.2012.
7. Govt. Memo No.6198/H1/2015, MA&UD (H1) Department, dated:31.03.2016
8. Andhra Pradesh Gazette No.151, Dated:04.04.2016.
9. From the DTCP, Lr.Roc.No.2131/2015/A, dated:22.04.2016.

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ORDER:

The draft variation to the land envisaged in Hindupur General Town Planning Scheme, issued in reference 7th read above, was published in Extraordinary Andhra Pradesh Gazette No.151, Dt:04.04.2016. The Director of Town & Country Planning, Andhra Pradesh, Guntur in the reference 9th read above, the Commissioner, Hindupur Municipality has published the draft variation notification in two Daily News papers i.e., one in Prajasakti in Telugu version and one in The New Indian Express in English version. On publication of notification, no suggestions / objections received from the public within the stipulated time and also informed that, the applicant has paid an amount of Rs.3,56,000/- towards development/conversion charges. Hence, the draft variation is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, Andhra Pradesh, Hyderabad.
The Director Town and Country Planning, Andhra Pradesh, Hyderabad.
The Commissioner, Hindupur Municipality, Hindupur, Ananthapur District.

Copy to:

The individual through the Municipal Commissioner, Hindupur Municipality, Hindupur, Ananthapur District.
The District Collector, Anathapur.
SF/SC.

// FORWARDED : BY ORDER //

SECTION OFFICER

(P.T.O.)

APPENDIX
NOTIFICATION

The following variation to the Hindupur General Town Planning Scheme, the Master Plan of which was sanctioned in G.O.Ms.No.651, MA, dated:27.10.1993, which it is proposed to make in exercise of the powers conferred by clause under sub-section(2) of section 15 Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause(b) of sub-section (2) of the said section.

VARIATION

The site falling in Sy.Nos.5/2, 3/2B2, 5/3, 3/2B1, Part-II, Nimkapalli Road, Hindupur, Ananthapur District. The boundaries of which are given in the schedule below, which is presently earmarked for Residential use in the General Town Planning Scheme (Master Plan) of Hindupur, sanctioned in G.O.Ms.No.651, M.A, dated:27.10.1993 is designated for Commercial use by variation of change of land use and based on Council Resolution No.591, Dated:31.03.2015 as marked A to H in the revised part proposed land use Map in GTP.No.03/2016/A, available in the Hindupur Municipal Office, **subject to the following conditions; namely:-**

1. The applicant shall take prior technical approval from the competent authority before commencing the developmental work.
2. The applicant shall pay development charges as per G.O.Ms.No.158, Dated:22.03.1996 to the Municipality.
3. Hindupur Municipality shall ensure that the applicant should form 40'-0" approach.
4. To hand over of 20 feet strip to form 40 feet wide road to the Municipality at free of cost.
5. Deletion of 40'-0" road (A-A1).
6. Realignment of 40'-0" MP road (C-C1) to (B-B1) to all along the existing 30'-0" road.
7. Buffer shall be insisted for 4'-0" wide Cheruvu Kaluva as per G.O.Ms.No.168 dt:04.07.2012 on east side of site under reference.
8. To impose the compounding fee to the existing building as per G.O.Ms.No.168 dt:07.04.2012 by the Hindupur Municipality / Competent authority before issuing building permission.
9. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
10. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
11. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
12. The change of land use shall not be used as the proof of any title of the land.
13. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
14. Any other conditions as may be imposed by the competent authority.

Contd…..3

SCHEDULE OF BOUNDARIES

North	:	Muslims Burial Ground & 20'-0" wide approach road
East	:	4'-0" wide Kaluva and vacant land in Sy.No.7
South	:	Vacant land in Sy.No.4 & 5/3 Part
West	:	Vacant land in Sy.No.3/1

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER